



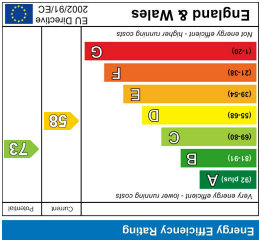
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991), we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Seas End Road

Moulton Seas End, Spalding, PE12 6LD

Nestled in the charming village of Moulton Seas End, Spalding, this impressive detached family home, with two reception rooms, four bedrooms, and two workshops, was originally constructed by Allison Homes in 1975, and offers a wonderful blend of space and comfort. A must view before you miss out.

Set on a generous plot, the property boasts a welcoming entrance hall that leads to a fully fitted kitchen, seamlessly connected to a delightful breakfast area, separate utility room and a modern 2 piece suite doakroom. The home features two inviting reception rooms, one of which benefits from dual aspect windows, allowing natural light to flood the space. The expansive living room flows effortlessly into a designated dining area, creating an ideal setting for family gatherings and entertaining guests. Ascend the carpeted stairs to discover a split-level landing that leads to four spacious double bedrooms, ensuring ample accommodation for family and visitors alike. A well-appointed family bathroom completes the upper level. Outside, the property is equally impressive. The extensive gravel driveway provides parking for multiple vehicles, while the front garden features a mature lawn, enhancing the home's curb appeal. The rear courtyard garden, facing south-west, is perfect for enjoying sunny afternoons, and double doors lead to a former garage or workshop space, presenting exciting potential for an annex or additional living area. This fantastic property is a must-see for those seeking a family home in a peaceful village setting. We highly recommend scheduling a viewing to fully appreciate all that this delightful residence has to offer. Please note that land adjacent to side and rear of property has planning permission for seven luxury dwellings with separate access.

- Entrance Hall  
12'4" x 5'10"
- Living/Dining Room  
26'9" x 12'4"
- Kitchen  
11'3" x 8'10"
- Breakfast Room  
10'11" x 8'11"
- Garden Room  
16'7" x 8'2"
- Hallway  
4'0" x 5'11"
- WC  
4'8" x 2'11"
- Utility Room  
9'10" x 4'9"
- Landing  
10'3" x 4'10"
- Master Bedroom  
13'11" x 10'4"
- Bedroom Two  
12'3" x 10'0"
- Bathroom  
6'4" x 8'3"
- Hallway  
3'0" x 8'8"
- Bedroom Three  
16'1" x 8'2"



- Bedroom Four  
9'4" x 7'11"
- Workshop One  
15'0" x 20'6"
- Workshop Two  
14'3" x 12'0"
- EPC - D  
58/73
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: Yes - land to rear of property - 7 units to be built with separate access.
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Cesspit
- Heating: Oil
- Internet connection: Adsl
- Internet Speed: up to 50Mbps
- Mobile Coverage: EE - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

